I. REGULAR MEETING/PUBLIC HEARING(S) (7:00 P.M.)

1. Call to Order

Chairman T. Faulise called the meeting to order at 7:00 P.M.

2. Roll Call

Present: Theodore Faulise, Joseph Savino, Thersea Madonna and Gordon Santerre, Duane Button, Gary Beulac, William Przylucki, Mary Ann Manning, Town Planner Mario Tristany, and Recording Secretary Kate Lacasse

10 People of Interest

Absent:

3. Determination of Quorum

Chairman T. Faulise determined that a quorum of the Commission was seated.

4. Matters Presented for Consideration

A. ZBA 08-19 Bryna Hult, 14 Michael Ave, Griswold, CT Requesting relief from Section 10.4 to reduce the left side yard requirement from 30 ft to 17 ft., Section 10.3 to reduce the front yard requirement from 50 ft. to 40 ft. and Section 10.5 to increase the Maximum Lot Coverage requirement from 15% to 28%. Property is Zoned R-60.

- Applicant Bryna Hult was present to represent the application. Certified mailing receipts were submitted for the record.
- Hult stated she is requesting relief from Section 10.4 of the Griswold Zoning Regulations in order to construct a 16 ft. x 24 ft. garage. The garage will be placed over a portion of the existing driveway. B. Hult stated the property is a small preexisting non-conforming lot that was once zoned R-40. The small lot in combination with the well and septic location leave no other location to construct a garage.
- Chairman T. Faulise asked if anyone in attendance was in favor or against the application.
- The hearing was closed at 7:10 p.m.
- MOTION: W. Przylucki made a motion, which was seconded by B. Santerre to approve application ZBA 08-19. The motion passed with T. Madonna abstaining.
B. ZBA 09-19 Stephen and Jennifer Rochette, 85 Osga Lane, Griswold, CT Requesting relief from Griswold Zoning Regulation Section 10.4 to reduce the left side yard requirement from 30 ft. to 17.4 ft. and right side yard requirement from 30 ft. to 23.4 ft.; Section 10.5 increase the lot coverage requirement from 15% to 21% in order to construct a 2650 SF, 2-bedroom single family residence Property is Zoned R-60

- Demian Sorrentino of Boundaries, LLC stated he was present to represent the application along with applicants Stephen and Jennifer Rochette and their Attorney Bill McCoy of Heller, Heller & McCoy. D. Sorrentino stated the commission has previously denied an application for the property but the application has been revised to remove the front yard setback. D. Sorrentino submitted certified mailing receipts to the property abutters.

- T. Madonna stated she is confused as to why the Zoning Board is reviewing an application for 85 Osga Lane. The only change to the plans that I see, is to remove the front yard setback. It’s my understanding that the statue states there has to sensational changes to the application in order for the board to hear the application again. The front yard abuts Osga Lane which is not a town road; Osga Lane is a private right of way. I was under the impression they didn’t need a variance for the front yard setback anyway seeing as Osga Lane is a private road.

- Attorney B. McCoy made a request for T. Madonna to recuse herself form hearing the matter stating T. Madonna voted no on the previous application and has in the past, been granted a variance for her property in the same neighborhood.

- T. Madonna stated she respectfully declines. I believe it’s up to the members seated on this board to make the determination if they’re conflicted out with an application.

- D. Sorrentino stated he submitted a letter requesting the Zoning board of Appeals hear the application. Significant changes to the application have been made. We’ve reduced the variance request from 4 to 3 by eliminating the need for a front yard setback.

- Chairman T. Paulise stated that if the application does not have significant changes by state statute 8-6 says the commission does not have to accept an application for 6 months.

- Town Planner M. Tristani distributed a copy of Connecticut General Statutes 8-6 Powers and Duties of Board of Appeals. M. Tristani stated if the commission chooses to not accept the application tonight, the application fee will be reimbursed.

- The Commission members discussed if the application was substantial enough to hear for them to accept.

- **MOTION:** T. Madonna made a motion, which was seconded by W. Przylucki to accept ZBA 09-19 as the application has significant changes. The motion passed unanimously.

- D. Sorrentino stated 85 Osga Lane is an existing undersized lot of record. I think it’s safe to say that all the properties on Osga Lane do not meet the lot area requirements. D. Sorrentino stated the requested variances are now as follows, Left Side Yard: 17.4 FT, Right Side Yard: 23.4 FT, Lot Coverage 21%. Currently a mobile home, concrete pads, dilapidated sheds and a garage. The applicant proposes to remove the all but the existing garage. The variance requests are closer to conformity than the current non – conforming structures that are currently on the property.

- D. Sorrentino stated Uncas Health Department has approved the changes. The Inland Wetland commission accepted the revisions to the plan on April 25, 2019.

- D. Sorrentino distributed a list previously granted variances for properties on Osga Lane.
• T. Madonna stated that her property on Osga Lane is on the list D. Sorrentino distributed and she would now have to recuse herself from the application.

• Chairman T. Faulise sat alternate J. Savino for T. Madonna at 7:54 p.m.

• Attorney B. McCoy stated that the unusual hardship for this application is that the current structures on the property are less conforming than what is being proposed.

• Chairman T. Faulise asked if anyone was in favor or against the application.

• Jack Hayes of 87 Osga Lane stated that the construction the Rochettes are proposing would be an improvement to the neighbor.

• Kevin Kobelski of 9 Farm Stand Lane stated he is not opposed to the application.

• Chairman T. Faulise closed the Public Hearing at 8:00 p.m.

• MOTION: M. Manning made a motion, which was seconded by W. Przylucki to approve application ZBA 09-19. The motion passed with G. Santerre voting no.

5. Old Business

A. Approval of the March 6, 2019 Regular Zoning Board of Appeals Meeting Minutes.
   • Chairman Theodore A. Faulise asked for any corrections or omissions.
   • MOTION: T. Madonna made a motion, which was seconded by D. Button to accept the minutes of the March 6, 2019 Regular Zoning Board of Appeals Meeting Minutes. The motion passed unanimously.

6. Any Other Business

7. Adjournment

Chairman T. Faulise asked for a motion to adjourn tonight’s meeting.

• MOTION: M. Manning made a motion, which was seconded by T. Madonna to adjourn the meeting at 7:44 P.M. The motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary